



Lambert & Foster



HEATHER COTTAGE

SISSINGHURST ROAD | SISSINGHURST | KENT | TN17 2HW

A very well presented 1800 sq ft detached chalet bungalow providing well proportioned accommodation arranged over two floors including sitting room, part vaulted kitchen/dining/family room with bi fold doors overlooking rear garden and three double bedrooms complemented by ample parking, a detached single garage and established neatly tended garden with summerhouse and greenhouse, all occupying an edge of village location with pavement access to amenities. Cranbrook school catchment area.

Guide Price £645,000

FREEHOLD



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Heather cottage is an individual detached chalet bungalow, extended and improved over time, presenting brick elevations set with replacement UPVC double glazing, UPVC barge boards and soffits, beneath a pitched, interlocking tiled roof. The well presented and proportioned accommodation is arranged over two floors, features include the beautifully presented kitchen/dining/family room, part vaulted with floor to ceiling window incorporating bi fold doors overlooking the rear garden. A separate sitting room has a decorative fireplace and double aspect. The three double bedrooms are arranged over the ground and first floor, the main bedroom is set partly beneath eaves with under eaves wardrobe and storage. The en suite bathroom is fitted with a traditional white suite including freestanding rolltop bath. Bedroom two arranged on the ground floor, benefits from a cloaks/shower room alongside.

Outside, a wooden five bar gate opens onto a block paved drive and shingle hardstanding, providing ample parking. A detached single brick garage is fitted with power, light and heating, subdivided into a workshop and hobby room. A detached former timber garage with double doors is used for general storage. The rear garden is a particular feature, laid predominately to lawn with well stocked border, lily pond, young fruit trees, timber greenhouse and summerhouse. The whole is well enclosed by a mixture of hedging and fencing.



- Total floor area approximately 1800 ft² (167.1 m²)
- Entrance porch
- Sitting room with decorative fireplace
- Part vaulted kitchen/dining/family room with bi-fold doors
- Office/Library
- Cloaks/shower room
- Three double bedrooms including main bedroom with en-suite bathroom
- Oil fired central heating
- UPVC double glazing
- Established rear garden
- Block paved parking and detached single brock garage
- Timber summerhouse and greenhouse
- Pavement access to village amenities and Cranbrook town
- Cranbrook School catchment area

DIRECTIONS

From the Wilsley Pound roundabout on the outskirts of Cranbrook, take the A262 towards Sissinghurst/Biddenden. Heather Cottage will be found shortly on the left hand side, look out for the neatly clipped hedge.

GENERAL

Tenure: Freehold

Services: Mains electricity, water and drainage. Oil fired central heating.

Local authority: www.tunbridgewells.gov.uk

Council tax: Band E **EPC:** E (51)

Mobile coverage: Likely

Broadband: Superfast and Ultrafast 80 Mbps/1000 Mbps

VIEWING

By appointment only.

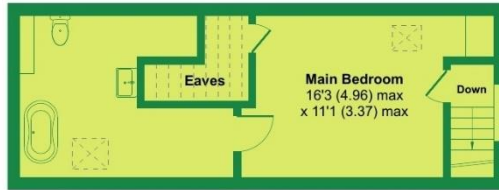
Cranbrook Office: 01580 712888.

FLOORPLANS

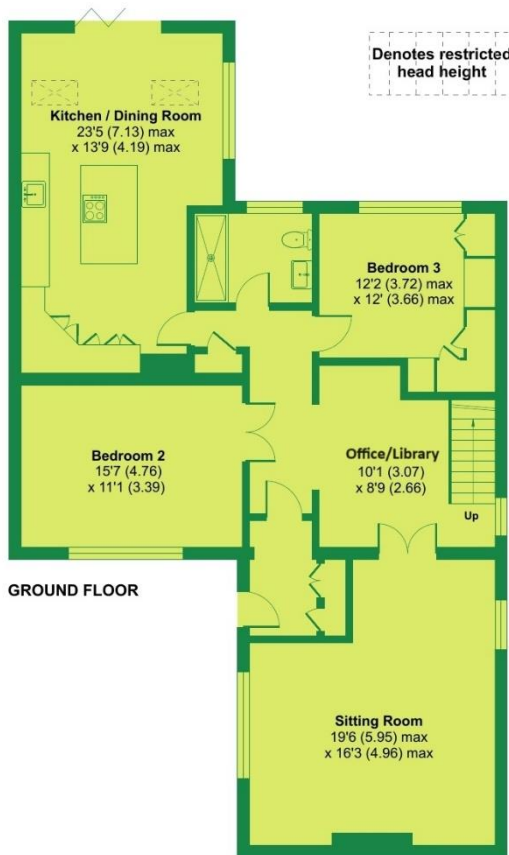
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Heather Cottage, Sissinghurst Road, Sissinghurst, Cranbrook, TN17

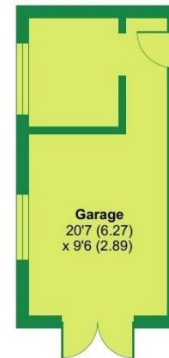
Approximate Area = 1567 sq ft / 145.5 sq m
 Limited Use Area(s) = 40 sq ft / 3.7 sq m
 Garage = 193 sq ft / 17.9 sq m
 Total = 1800 sq ft / 167.1 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2024. Produced for Lambert and Foster Ltd. REF: 1167010

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